



30 Bridle Path, Brafield On The Green, Northamptonshire, NN7 1BP

**HOWKINS &
HARRISON**

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Guide Price: £575,000

A spacious and individual detached home, tucked away down a quiet no-through lane in the highly sought-after village of Brafield-on-the-Green. Offering versatile and well-appointed accommodation extending to approximately 1,759 sq ft, the property combines peaceful village living with excellent road links to surrounding towns and commuter routes.

Features

- Immaculate family home
- Sitting room with fireplace
- Kitchen/dining room
- Conservatory
- Study
- Four/Five bedrooms
- Bathroom & shower room
- Double garage
- Landscaped gardens



Location

Situated approximately five miles south-east of Northampton, Brafield-on-the-Green is a popular village centred around an attractive village green and pond. Amenities within the village include a shop and post office, petrol station and the well-regarded The Red Lion at Brafield public house and restaurant.

The village is well placed for commuters, with Junction 15 of the M1 approximately seven miles away providing access to Milton Keynes, London and the wider motorway network. Mainline rail services are available from Northampton, Milton Keynes and Wellingborough, with regular services to London Euston and St Pancras International.

Primary schooling and a doctors' surgery are available in the nearby village of Denton, while secondary education is available at Wollaston School. The surrounding countryside provides a range of walks and bridleways, with Castle Ashby House and its renowned gardens located a short distance away.



Ground Floor

A spacious entrance hall provides access to all principal rooms, understairs storage cupboard and stairs rising to the first floor. The dual aspect sitting room enjoys views over the gardens and features a wood burning stove as a central focal point.

The impressive kitchen/dining room is fitted with a comprehensive range of modern high gloss units with quartz work surfaces incorporating a sink unit, twin ovens, hob with extractor over, dishwasher, washing machine and fridge/freezer. A central island provides additional preparation space, seating and an integrated wine cooler, with contemporary wood effect flooring continuing throughout. French doors open into the conservatory, which enjoys uninterrupted views over the garden through full height windows and further French doors opening onto the patio.

In addition, the property benefits from a versatile study/reception room, which could also serve as a fifth bedroom, together with bedroom four, which is fitted with wardrobes, and a well-appointed family bathroom comprising a bath, separate shower cubicle, vanity wash hand basin and WC. This arrangement provides an ideal solution for guests, dependent relatives or multi-generational living.





First Floor

The first floor provides three bedrooms, two of which benefit from large, fitted wardrobes, together with a well-appointed shower room comprising a shower cubicle, vanity wash hand basin and WC.

Outside

From Northampton, proceed along the A428 Bedford Road, continuing through the village past The Red Lion bistro pub on the left-hand side. Shortly afterwards, turn left into Chapel Lane, just before Brafield Village Store, where the property can be found on the left-hand side at the bottom of the lane.

The property is approached via a five-bar gate opening onto a generous driveway providing ample off-road parking for several vehicles, in addition to a double detached garage fitted with an electric up-and-over door. Gated access leads through to the beautifully maintained wrap-around gardens, which have been thoughtfully landscaped to create an attractive and highly sociable outdoor environment.

A standout feature is the impressive composite decked seating terrace, enclosed by contemporary glass balustrades, offering an ideal space for outdoor dining and entertaining. The remainder of the gardens have been designed with ease of maintenance in mind and are attractively arranged with gravelled areas, artificial lawn, paved stepping stones and a variety of established planting, providing colour, texture and privacy throughout the seasons.





Viewing

Strictly by prior appointment via the selling agents
Howkins & Harrison. [Tel:01604-823456](tel:01604-823456).

Agents Notes

Additional information about the property, including
details of utility providers, is available upon request.
Please contact the agent for further details

Fixtures and Fittings

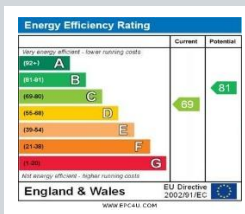
Only those items in the nature of fixtures and fittings
mentioned in these particulars are included in the sale.
Other items are specifically excluded. None of the
appliances have been tested by the agents and they
are not certified or warranted in any way.

Services

None of the services have been tested and purchasers
should note that it is their specific responsibility to
make their own enquiries of the appropriate
authorities as to the location, adequacy and availability
of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council. Tel: 0300-126700
Council Tax Band - E



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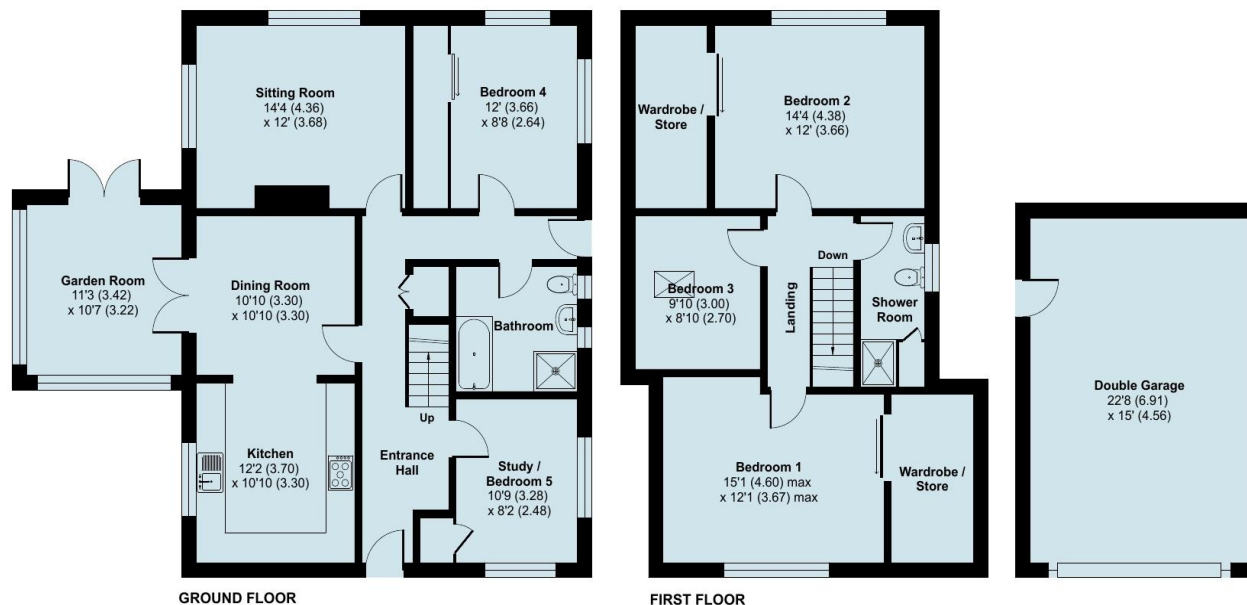
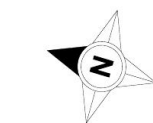
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Approximate Area = 1759 sq ft / 163.4 sq m

Garage = 339 sq ft / 31.4 sq m

Total = 2098 sq ft / 194.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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